
27-28 HIGH STREET TRING

HP23 5AA

BRASIER FREETH

INCOME PRODUCING, MIXED USE INVESTMENT PROPERTY - FOR SALE FREEHOLD

EXECUTIVE SUMMARY

- Shop and basement, with four self-contained residential apartments to upper levels
- Attractive period property in prime High Street location
- Prominent corner position with return frontage
- Affluent and popular commuter town
- Available Freehold, fully let and income producing

GUIDE PRICE

We are instructed to seek offers, subject to contract, of £950,000 (**Nine Hundred and Fifty Thousand Pounds**) for the benefit of the freehold interest.

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MIXED USE INVESTMENT

LOCATION

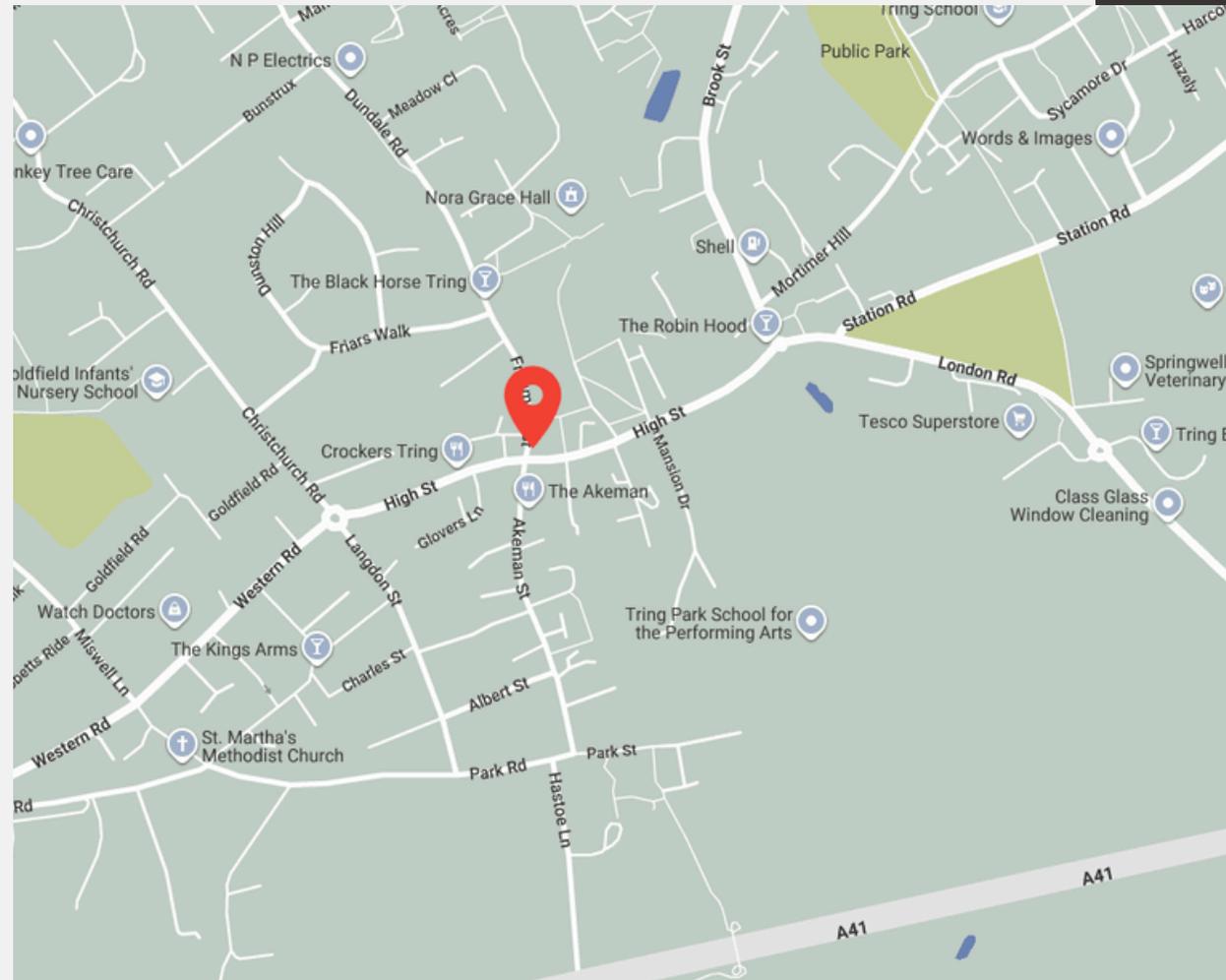
Tring is a popular and affluent market town situated approximately 30 miles northwest of London. The subject unit occupies a prime position on the main High Street, also enjoying a prominent corner position with return frontage to Frogmore Street, directly adjacent to Costa Coffee and close to M&S Foodhall.

Car parking is currently free for the first hour in a Council owned 160 space car park, approximately two minutes walk from the property,

DESCRIPTION

An attractive, mixed use, end-of-terrace, period property; arranged as a prominent ground-floor retail unit with basement storage, together with four, self-contained residential flats to the first and second floors above, with separate access off Frogmore Street.

The building is of red brick construction beneath a pitched tiled roof, with period architectural detailing including gabled elevations, sash-style windows and a distinctive corner turret, giving it strong street presence and visual identity.



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ACCOMMODATION

Retail

The premises benefit from the following approximate dimensions and gross internal floor areas:-

Internal Width	9.4 m	31 ft 2 ins
Built Depth	8.63 m	28 ft 2 ins

Description	Area (Sq.m)	Area (Sq.ft)
Ground Floor Shop	69.40	2,929
Basement	62.00	667

Residential

Description	Area (Sq.m)	Area (Sq.ft)
Flat 1	31.32	337
Flat 2	35.90	386
Flat 3	37.72	406
Flat 4	35.70	384

TENANCIES

The premises are let and income producing, with the ground floor and basement occupied by 'Culture Bakery', an artisan bakery and cafe specialising in sourdough and viennoiserie, where they have traded successfully since 2020.

The residential apartments above are all separately let on individual Assured Shorthold Tenancies:

Description	Type	Expiry Date	Rent
Shop & Basement	EFRI	17 December 2030	£25,000 pa
Flat 1	AST	7 August 2026 (and thereafter month to month)	£9,600 pa
Flat 2	AST	1 June 2023 (and thereafter month to month)	£10,200 pa
Flat 3	AST	27 August 2027 (and thereafter month to month)	£9,600 pa
Flat 4	AST	20 July 2026 (and thereafter month to month)	£9,600 pa
Total			£41,500 pa

MIXED USE INVESTMENT

PROPOSAL

The entire property is available Freehold with the benefit of the tenancies. The guide price is £950,000, plus VAT if applicable.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for the acquisition.

EPC

Description	EPC Rating
Shop & Basement	C 65
Flat 1	D 56
Flat 2	E 54
Flat 3	E 44
Flat 4	D 65

CONTACT

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.

